

MORTGAGE RECORD 75

payment of taxes or special assessments levied or assessed under the laws of the State of Kansas against said real estate or against said bond or note hereby secured or the mortgage securing the same before delinquency, or in case the parties of the first part fail to perform any of the conditions or agreements in this mortgage or in the note hereby secured contained, time being of the essence of this contract, then this mortgage and all sums of money secured hereby, less the interest for the unexpired time, shall, at the option of the second party, its successors or assigns become at once due and payable, without further notice, and this mortgage may then be foreclosed and the mortgaged premises sold in one body without appraisal. The note secured by this mortgage shall after maturity (whether the same matures by lapse of time or by the exercise of the option to declare the whole sum due for breach of any condition or agreement herein contained) or after default in any interest payment (whether the mortgagee exercises the option to declare the whole sum due or not) bear interest at the rate of ten per cent per annum until paid.

Sixth, And it is further agreed that if an action is commenced to foreclose this mortgage, the said second party, its successors or assigns, shall have the right to have a receiver of the mortgaged property appointed at once, who shall take immediate possession of and control and preserve the same, and the rents and profits thereof for the payment of the mortgage debt, and said receiver's costs and expenses, and may discharge all duties of a receiver.

Seventh, And it is further agreed and declared that this mortgage and the bond or note secured hereby are made under and are to be construed by the laws of the State of Kansas. The foregoing conditions being fully performed, this conveyance shall be void, otherwise to be and remain in full force and effect.

In Witness Whereof, We have hereunto set our hands June first 1922.

Signed in the presence of

Mary Zimmerman
Ray Zimmerman
Katherine Zimmerman.

State of Kansas I
County Of (seal shows Douglas) ISS

On this 15 day of June 1922 before me the undersigned a Notary Public duly commissioned and qualified for and residing in said county and State personally came Mary Zimmerman Ray Zimmerman Katherine Zimmerman to me personally known to be the identical person described in and who signed and executed the foregoing instrument and duly acknowledged said instrument and the execution of the same to be voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

LS
My commission expires January 13, 1932

H.M. Popplewell
Notary Public

From *(The following is indicated in original instrument Book 74, Page 312)*
Watkins Nat'l Bank ASSIGNMENT State of Kansas Douglas Co. ss
To Sol Marks Filed for record June 20, 1922
At 11:30 A.M.
Geo. E. Wellman
Register of Deeds

For Value Received, the undersigned owner of the within mortgage does hereby assign and transfer the same to Sol Marks.

copy sent.

Watkins National Bank
C.H. Tucker, Pres.

State of Kansas I
County of Douglas ISS

Be it remembered, That on this 20 day of June A.D. 1922 before me the undersigned a Notary Public in and for said County and State came C.H. Tucker Pres., Watkins Nat'l Bank the mortgage named in the foregoing mortgage to me known to be the same person as executed the foregoing assignment of such mortgage and such person duly acknowledged the execution of said assignment.

In Witness Whereof, I have hereunto set my hand and affixed my Notarial seal the day and year last above written.

IS
My commission expires April 10, 1931.

A.F. Flinn
Notary Public

From C.W. Smith
To C.E. Friend
ASSIGNMENT

State of Kansas Douglas Co. ss
Filed for record June 23, 1922
At 10:55 A.M.

Geo. E. Wellman
Register of Deeds

For Value Received, I hereby assign, transfer and make over to C.E. Friend all of my right, title and interest in a certain lease and agreement executed by June E. Welch and Gertrude E. Welch to C.E. Varnum, recorded in Book 102 at page 340 and assigned to me by the said Varnum May 28, 1919 which assignment is recorded in Book 102 at page 346 and for value received I hereby assign, transfer and set over to C.E. Friend all my right, title and interest in and to a certain lease executed December 8, 1924 to H.M. Davis and others, and recorded in Book 114 at page 326.

In Witness Whereof, I have hereunto set my hand at Lawrence, Kansas this 22 day of June 1922.

State of Kansas I
County of Douglas ISS

C.W. Smith

Be it remembered, That on this 22nd day of June 1922 before me the undersigned a